

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **October 8, 2002**

AGENDA ITEM NO.: **9**

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: **Public Hearings To Authorize The Lynchburg Redevelopment And Housing Authority (LRHA) To Pursue Acquisition Of Blighted Properties**

### RECOMMENDATION:

Adopt resolutions authorizing LRHA to pursue acquisition of blighted properties, under Section 36-19.5 of the Code of Virginia, at:

- 1463 Rivermont Avenue
- 1614 Grace Street
- 2005 Grace Street
- 316 Euclid Avenue
- 7108 Peachtree Drive

### SUMMARY:

Please see attached information from LRHA including notification to the property owners.

### PRIOR ACTION(S):

NA

### FISCAL IMPACT:

NA

### CONTACT(S):

Edward H. McCann 845-9011

### ATTACHMENT(S):

➤ Resolutions

REVIEWED BY: lkp

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED AT 1463 RIVERMONT AVENUE

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 1463 Rivermont Avenue, parcel 021-16-003 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 1463 Rivermont Avenue; (iv) that the owner of 1463 Rivermont Avenue was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 1463 Rivermont Avenue lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 1463 Rivermont Avenue by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 1463 Rivermont Avenue;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 1463 Rivermont Avenue.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED AT 1614 GRACE STREET

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 1614 Grace Street, parcel 025-45-001 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 1614 Grace Street; (iv) that the owner of 1614 Grace Street was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 1614 Grace Street lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 1614 Grace Street by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 1614 Grace Street;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 1614 Grace Street.

Adopted

Certified:

\_\_\_\_\_  
Clerk of Council

194P

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED AT 2005 GRACE STREET

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 2005 Grace Street, parcel 048-22-008 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 2005 Grace Street; (iv) that the owner of 2005 Grace Street was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 2005 Grace Street lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 2005 Grace Street by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 2005 Grace Street;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 2005 Grace Street.

Adopted

Certified:

\_\_\_\_\_  
Clerk of Council

194P

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED AT 316 EUCLID AVENUE

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 316 Euclid Avenue, parcel 011-17-049 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 316 Euclid Avenue; (iv) that the owner of 316 Euclid Avenue was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 316 Euclid Avenue lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 316 Euclid Avenue by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 316 Euclid Avenue;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 316 Euclid Avenue.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
LOCATED AT 7108 PEACHTREE DRIVE

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 7108 Peachtree Drive, parcel 244-13-015 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 7108 Peachtree Drive; (iv) that the owner of 7108 Peachtree Drive was given 60 days notice by certified mail of the condition of the structure and has failed to correct the deterioration; and (v) that 7108 Peachtree Drive lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 7108 Peachtree Drive by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 7108 Peachtree Drive;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 7108 Peachtree Drive.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 1463 Rivermont Avenue, Parcel 021-16-003, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 1463 Rivermont Avenue, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 1463 Rivermont Avenue, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.



## **LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN  
Executive Director

July 9, 2002

Certified Mail – Return Receipt Requested

Mr. Charles W. Burton  
206 Depot Street  
Amherst, Virginia 24521

Re: Parcel 021-16-003  
1463 Rivermont Avenue  
Lynchburg, Virginia

Dear Mr. Burton:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on January 28, 2000, and more recently on June 24, 2002, and found the following conditions:

1. Front porch railing deteriorated and balustrades missing.
2. Front porch foundation deteriorated.
3. Front porch ceiling deteriorated.
4. Weeds overgrown on house and property.
5. Peeling paint on trim of entire structure.
6. Peeling paint on soffits and fascia.
7. Front porch support columns deteriorated.
8. Front porch deck deteriorated.
9. Broken windowpanes.
10. Front porch roof deteriorated.
11. Window at rear of structure boarded.
12. Steps missing at both rear doors.



Mr. Burton  
July 9, 2002  
Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavelly of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward H. McCa". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 1614 Grace Street, Parcel 025-45-001, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

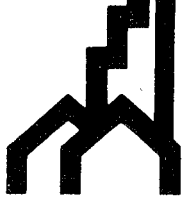
**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 1614 Grace Street, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 1614 Grace Street, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.



## **LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN  
Executive Director

July 9, 2002

Certified Mail – Return Receipt Requested

Clarence H. & Frances B. Carter  
1009 Floyd Street  
Lynchburg, Virginia 24501

Re: Parcel 025-45-001  
1614 Grace Street  
Lynchburg, Virginia

Dear Mr. & Mrs. Carter:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on January 28, 2002, and more recently on June 24, 2002, and found the following conditions:

1. Chimney deteriorated.
2. Windows boarded.
3. Windowpanes missing.
4. Peeling paint on soffits , fascia and trim.
5. Sections of soffits and fascia deteriorated.
6. Front porch used for storage.
7. Front porch steps deteriorated.
8. Foundation deteriorated.
9. Sections of siding missing.
10. Siding needs to be painted.
11. Vines and weeds overgrown on structure.
12. Front porch railing deteriorated.
13. Front porch roof and ceiling deteriorated.
14. Debris at side and rear of structure.
15. Gutters and downspouts missing.

Mr. & Mrs. Carter

July 9, 2002

Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavelly of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward H. McCauley".

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 2005 Grace Street, Parcel 048-22-008, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

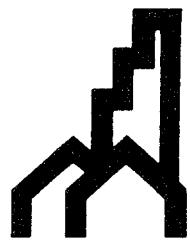
**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 2005 Grace Street, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 2005 Grace Street, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.



## **LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN  
Executive Director

July 9, 2002

Certified Mail – Return Receipt Requested

Ms. Sharon E. Morgan  
1010 Pansy Street  
Lynchburg, Virginia 24504

Re: Parcel 048-22-008  
2005 Grace Street  
Lynchburg, Virginia

Dear Ms. Morgan:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on April 6, 2001, and more recently on June 24, 2002, and found the following conditions:


1. Broken window on left side of structure.
2. Siding deteriorated with a section missing on right side of structure of first story.
3. Brick foundation needs repointing.
4. Sections of shingled siding deteriorated on second floor.
5. Peeling paint on siding, soffits, fascia, trim and lattice work on front porch.
6. Soffits and fascia deteriorated.
7. Front porch deck deteriorated.
8. Windowpanes missing.
9. Concrete retaining wall next to sidewalk deteriorated.
10. Condemned by the city's inspections department.

Ms. Morgan  
July 9, 2002  
Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavelly of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in black ink, reading "Edward H. McCauley". The signature is written in a cursive style with a long, sweeping underline.

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 316 Euclid Avenue, Parcel 011-17-049, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 316 Euclid Avenue, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

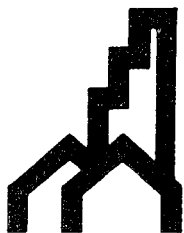
**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 316 Euclid Avenue, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.





## **LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN  
Executive Director

July 9, 2002

Certified Mail – Return Receipt Requested

Mary K. Fitzgerald  
1545 Larkin Mountain Road  
Amherst, Virginia 24521

Re: 011-17-049  
316 Euclid Avenue  
Lynchburg, Virginia

Dear Ms. Figtgerald:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on March 8, 2002, and more recently on June 24, 2002, and found the following conditions:

1. Soffits and fascia deteriorated.
2. Front porch roof deteriorated.
3. Front porch railing deteriorated and balustrades missing.
4. Front porch deck deteriorated.
5. Windowpanes missing.
6. Peeling paint on trim of entire structure.
7. Trash and debris under front porch and at rear of property.
8. Section of siding deteriorated at rear door.
9. Front and side storm doors deteriorated.
10. Shed at rear of property deteriorated and full of trash and furniture.
11. Basement window open and unsecured.
12. Telephone and cable wires hanging off of side of structure.
13. Sections of gutters deteriorated.

Ms. Fitzgerald


July 9, 2002

Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snively of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward H. McLane", with a long horizontal flourish extending to the right.

**Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 7108 Peachtree Drive, Parcel 244-13-015, Lynchburg, Virginia pursuant to Code section 36-19.5**

**WHEREAS**, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

**WHEREAS**, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

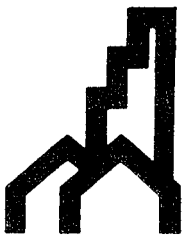
**WHEREAS**, the Commissioners of the Authority have made a finding that the dwelling unit located at 7108 Peachtree Drive, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

**WHEREAS**, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

**WHEREAS**, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

**WHEREAS**, the owner has failed to correct the deteriorated condition of the dwelling unit.

**THEREFORE, BE IT RESOLVED**, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 7108 Peachtree Drive, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.



## **LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY**

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN  
Executive Director

July 9, 2002

Certified Mail – Return Receipt Requested

Mrs. Ruth E. Roach  
19 Candler's Mountain Road  
Rustburg, Virginia 24588

Re: Parcel 244-13-015  
7108 Peachtree Drive  
Lynchburg, Virginia

Dear Mrs. Roach:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on December 20, 2001, and more recently on June 24, 2002, and found the following conditions:

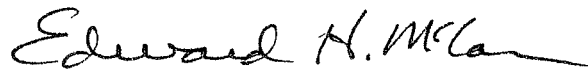
1. Fascia at the left corner of the structure deteriorated.
2. Front porch ceiling and fascia deteriorated.
3. Sections of gutters and downspouts missing.
4. Windows boarded at right and rear of structure.
5. Peeling paint on wood trim.
6. Debris and tires at rear of property.
7. Overgrown weeds around structure.
8. Disconnected electrical wires hanging off left side of structure.
9. Property condemned by the city of Lynchburg's inspections department on October 30, 1997.

Mrs. Roach  
July 9, 2002  
Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavelly of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward H. McCa", followed by a long horizontal flourish.